

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Jane Addams' Hull-House

and or common Jane Addams' Hull-House

2. Location

street & number 800 South Halsted Street

not for publication

city, town Chicago

vicinity of

state Illinois

code 17

county Cook

code 031

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name University of Illinois

street & number Chicago Circle Campus

city, town Chicago

vicinity of

state Illinois

5. Location of Legal Description

courthouse, registry of deeds, etc. Cook County Recorder and Register of Titles

street & number 118 North Clark

city, town Chicago

state Illinois

6. Representation in Existing Surveys

title Historic American Buildings Survey

has this property been determined eligible? ☐ yes ☐ no

date 1964

☒ federal ☐ state ☐ county ☐ local

depository for survey records Division of Prints and Photographs, Library of Congress
Washington D.C.

city, town

state

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☐ original site
☒ moved date 8/1/63
(dining hall)

Describe the present and original (if known) physical appearance

As a 1964 Historic American Buildings Survey report described, the architectural character of Hull-House is a contradiction. On the exterior the house has been restored to a good example of an Italianate house of ca. 1850, while on the interior it has been restored to its appearance when Jane Addams worked there after 1890. Furthermore, the building bears no resemblance to the settlement house which Jane Addams built, and is instead a very much rebuilt version of the Hull mansion when it was first built, long before Jane Addams bought it. The ethnic neighborhood and the nineteenth century structures which crowded around it, and were the setting for the settlement house, have all been removed and replaced with towering university structures. Importantly, the current physical condition of the Hull-House remains essentially unchanged from the original National Historic Landmark designation of June 23, 1965.

To the south of Hull-House, across a small yard and connected by a modern 156 foot covered walkway to the main house, is the Hull-House Dining Room, the only one of 12 additional settlement structures which has been preserved. It was moved from its original position and realigned to fit within the small parcel of land allocated to Hull-House on the eastern edge of the University of Illinois Circle Campus.

It is generally accepted that the Hull-House was constructed in 1856, the date on an oil painting done shortly after Hull built the house. The names of the original architect, builders, and suppliers are unknown, and no original plans are known to exist.

In 1856, the house was a fine suburban residence for the Hull family; however, in 1868, after the death of Mrs. Hull and the children, Mr. Hull closed the house. The house survived the Chicago fire of 1871, and supposedly was used at various times as a hospital, a livery stable, a saloon, and a tenement. At his death in 1889, Mr. Hull willed more than four million dollars, including this house, to his cousin and assistant, Miss Culver. By the time Jane Addams saw the house it was surrounded by a large immigrant slum.

She rented the second floor and one large parlor on the ground floor from Miss Culver who eventually gave the house and most of the ground upon which the later settlement complex was built to Hull-House. Jane Addams and Ellen Gates Starr became the first residents, and they remodeled and furnished their new home with Victorian pieces and items collected from their European traveling.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1889–1935

Builder/Architect Unknown

Statement of Significance (in one paragraph)

Jane Addams, in establishing Hull-House did not found the first settlement house in the United States, but she did create an institution that invariably responded to the needs of its visitors, a unique service in its period. The close identification of Hull-House with the people it served gave the settlement house an internationally deserved reputation.

Laura Jane Addams was born in Cedarville, Illinois, on September 6, 1860. Her father, John Addams, was a miller, bank president, state senator, and friend of Lincoln. He encouraged his daughter's interest in education and sent her to Rockford Seminary. There she met Ellen Gates Starr who later began Hull-House with her.

After graduating in 1881, she studied medicine at the Woman's Medical College in Philadelphia but left because of serious health problems, and her convalescence continued until 1889. However, during this period she made two trips to Europe where she was very moved by the situation of the poor. On her second trip she visited Toynbee Hall, a settlement home in London where university students lived among the poor trying to improve the lot of the unfortunate. After studying the settlement movement in England and observing the problems of the poor concentrated in industrial centers everywhere, Jane Addams decided on a project that set the course of what was to become her life work in humanitarian reform in the United States. In Twenty Years at Hull-House Jane Addams wrote:

"It is hard to tell just when the very simple plan which afterward developed into the Settlement began to form itself in my mind..., but I gradually became convinced that it would be a good thing to rent a house in a part of the city where many primitive and actual needs are found, in which young women who had been given over too exclusively to study might restore a balance of activity along traditional lines and learn of life from life itself; where they might try out some of the things they had been taught...."

Her decision made, she chose a blighted area in Chicago to begin her work. The house that she and two friends moved into on September 4, 1889, had formerly stood outside of Chicago, but now was in Ward 19, the home of Russian and

9. Major Bibliographical References

See Continuation Sheet

10. Geographical Data

Acreage of nominated property one acre

Quadrangle name Englewood

Quadrangle scale 1:24000

UTM References

A

1	6
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4	4	6	3	2	0
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4	6	3	5	4	9	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Blanche Higgins Schroer, Landmark Review Project; S. Sydney Bradford, 1965

organization Historic Sites Survey, National Park Service date May 1979

street & number 1100 L Street telephone (202) 523-5464

city or town Washington state D. C.

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title _____ date _____

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I hereby certify that this property is included in the National Register

Keeper of the National Register

date

2/19/86

Attest:

date

Chief of Registration

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The house underwent numerous alterations under Jane Addams' supervision, transforming the single structure into a settlement complex. The twelve major additional structures were designed by architects Irving F. Pond and Allen Pond and completed before 1910. All but the Dining Hall were demolished for the university construction.

Jane Addams, in Twenty Years at Hull-House, described the house as she first saw it as "a fine old house standing well back from the street, surrounded on three sides by a broad piazza which was supported by wooden pillars of exceptionally pure Corinthian design and proportion." The earliest photograph of the house is dated 1891, and shows the veranda but no cupola.

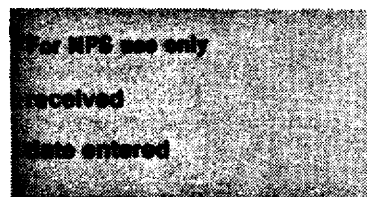
As can be seen on the enclosed plan of the settlement following 1891, numerous additions to Hull-House proper were built, gradually surrounding the mansion, leaving only the east facade visible within a courtyard. The original appearance of the building was almost totally obscured by 1905. As Irving Pond reports in the September 1902 issue of The Brick Builder, a third story was placed on Hull-House itself to provide additional chambers for women in residence, one more in a long series of renovations. From old photographs it is apparent that over the years doors were boarded up and broken through, windows were bricked over and a second story was added to Miss Addams' octagonal first floor office as well.

The first additional building erected by Miss Addams at the Hull-House was the Putler Art Gallery in 1891, followed in 1892 by the original Coffee House and the gymnasium. The first story of the original house was remodeled when a third floor was added in 1895, and in 1899 the house was again remodeled, when the last changes were made during Miss Addams' association with the house. In 1895, Mary Rozet Smith, one of Jane Addams' close friends and steady supporters, built a Children's Building. The Colvins, other staunch backers, built the Jane Club in 1898.

The next year the new Coffee House and the long-hoped-for Hull-House Theater above it were erected; the old Coffee House and gymnasium were then moved and developed for other purposes. Hull-House Apartments, to accommodate the rapidly increasing number of new residents who worked at the settlement, and the Men's Club were built by 1902. The Women's Club or Bowen Hall was constructed in 1904, the Residents' Dining Hall and terrace in 1905, and the Boy's Club and the Mary Crane Nursery in 1907. Between Jane Addams' death in 1935 and 1960, Hull-House had three directors under whom the settlement house's programs steadily increased. No changes were made in the physical plant.

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In 1961, the University of Illinois chose the Harrison-Halsted neighborhood area as the site for a new Chicago campus. The plan proposed the demolition of Hull-House and the whole neighborhood that surrounded it. Until 1963, this plan was opposed through public debates and litigation, which was finally resolved in favor of the University by a Supreme Court. In the early 1960s all Hull-House property (105 acres) was acquired for \$875,000 by the City of Chicago under an urban renewal provision, and the city turned the land over to the University of Illinois, April 1963, for \$1,771,698.

The Hull-House Association moved its programs out of the neighborhood to six settlement houses throughout the Chicago area. The court ruled that the university was free to develop the area for its special use. However, the Board of Trustees decided that the original Hull mansion and the Residents' Dining Hall were to be preserved.

The Hull-House Mansion:

The Hull mansion as it stands today, has an outer shell reconstructed to the appearance of the 1856 house, and an interior restored to the period of Jane Addams' occupancy, 1889-1935. In August 1963, plans for the restoration were begun by Frazier, Raferty, Orr, and Fairbank. Construction bids were opened in July 1964 and the job was completed in May 1966. Furnishing the house followed.

Hull-House, much of which is completely rebuilt, as evidenced in comparison of photographs before and after restoration, is two stories with a basement, an attic, and a cupola. The house is 46 feet long on the east and west elevations, and 40 feet long on the north and south elevations, with a 16 by 18 foot projection on the south which creates an octagonal room on the first floor. A nine foot wide veranda extends around four sides of the house. The trim, including the veranda with its Corinthian columns, the ornamented brackets supporting the roof, and window frames are all of white painted wood.

The metal roof is slightly pitched, with a peaked gable that slightly protrudes over the main entrance; brackets support the cornice on the house and the cupola. The windows are large, double-hung sashes and located in pairs. Those on the ground floor are topped by segmental arches, while the second story windows have round-headed brick arches as do the two windows on each side of the cupola.

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The interior has a central hall plan. The rooms are furnished with original and period furniture from the Addams' period and decorated with Victorian detailing in heavy ornamental plaster moulding around the windows, doors and ceiling edge, brass lighting fixtures, and carved wooden balustrade on the central stairway. The most interesting rooms are the octagonal room on the first floor and Miss Addams' office-sitting room on the second floor.

Hull-House Dining Room

Located 72 feet south of Hull-House, the Dining Room is the only remaining building of the 12 designed by Irving K. and Allen Pond for the Hull-House settlement, and is distinguished by a sort of geometric simplicity and diamond mullioned windows.

The Dining Room was constructed in 1905, and before demolition of the settlement's other buildings, it was relocated to a site about 200 feet northwest of its original site, and opposite its present orientation. It is connected to the mansion by a covered walkway, as seen on the "Plan of Hull-House Buildings" (enclosed). It was moved August 1, 1963, yet it still remains within its historical setting and therefore contributes to the National Historic Landmark. Because the Hull-House has been restored to its original appearance of 1856, the Dining Room (1905) is the only remaining building reflecting the architectural appearance of the community settlement that was developed by Jane Addams.

The building is two stories high with a basement, and is 62 feet long and 30 feet wide. The length of the structure was originally facing west and east but is now facing north and south. The building rests on a new concrete foundation and has been refaced in red brick. The old chimney on the west side was removed and replaced by one on the east.

The main entrance is on the west, and all the windows are on the north and south sides of the building. There are nine windows capped by brick segmental arches on the first floor, six with flat lintels on the second, and the windows that used to be on the building's west facade have been bricked up. Although the windows vary in size, each is mullioned, dividing the window in square panes below and diamond-shaped panes above. The roof is gabled, and three more gables top the second story windows.

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The main floor houses the high-ceilinged dining room, approximately 30 feet by 45 feet, plus stairways and storage areas. The dining room is wood-paneled and painted. It is furnished with large oak tables and bentwood chairs, original brass and wrought-iron hardware, and gifts that were sent to Miss Addams. On the second floor are offices and lecture rooms used for interpretation.

The small area around and between the Hull-House buildings has been pleasantly landscaped; however, the huge scale of the immediately surrounding university facilities makes any attempt at screening to protect the character of Hull-House impossible.

Contributing and noncontributing resources:

Contributing resources within the Jane Addams' Hull-House National Historic Landmark (NHL) consist of two buildings, the Hull Mansion and the Dining Hall. The Hull Mansion was historically associated with Jane Addams from 1889 to 1935. Although the exterior of the building no longer reflects the mansion's appearance during Jane Addams' tenure at the Hull House, the interior of the building has been accurately restored and therefore possesses architectural integrity and maintains the feeling and association of the NHL's period of national significance. Importantly, the Hull Mansion has not been substantially altered since its designation in 1965. Although relocated from its original location, the Dining Hall remains within its historic context. In addition, the Dining Hall was constructed during the NHL's period of national significance and maintains the historical feeling and association with Jane Addams. Conversely the covered walkway and the single-story brick service building were neither constructed within the period of national significance nor used by Jane Addams in any way. Therefore, the covered walkway and the service building have been determined to be noncontributing, yet they are not intrusive to the landmark.

The covered walkway consists of a concrete foundation covered by a gable roof with rolled asphalt roofing. The gable roof is supported by ten pairs of Corinthian style columns, which replicate the Corinthian columns that are on the Hull-Mansion, thus creating a breezeway.

The service building consists of a rectangular plan, single-story, brick building with a hipped roof covered by asphalt shingles. This building is located approximately ten feet from the Hull-House on the west side. This building houses the electrical transformers for the landmark and a janitorial service station.

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Polish Jews, Italians, Irish, Bohemians, and Germans. Ward 19 had nine churches and missions, and 225 saloons, one of which stood beside Hull-House itself.

Undaunted by the saloons, the amazing variety of nationalities, and the dirt, Jane Addams concentrated on her settlement work for the next 25 years. The people of Ward 19 vented suspicion on those at the Hull-House at first. Gradually, though, they learned that Jane and her cohorts sought not to reform, but to offer help to individual development. During the day, children could attend kindergarten classes; during the night adults could benefit from night classes. With the rise of community support, Hull-House initiated a myriad of activities - a day nursery for working mothers, men's clubs, courses in arts and crafts, an employment bureau, and a penny savings bank. Soon people crowded the house, and by the end of its first year, 50,000 people had visited Hull-House. During its second year about 2,000 people a week used the house's facilities. As the need arose, the staff increased, there being 25 resident workers at the end of the first decade. Moreover, the success of the settlement house necessitated additional space, and eventually Hull-House came to occupy an entire block comprised of 13 buildings.

The reaction in Chicago to Jane Addams' undertaking never became fervid, especially after she supported a campaign for child labor legislation. Businessmen became enraged when Hull-House strongly backed several minimum wage laws that went into effect in 1893, and began to fear Jane Addams as a radical. Moreover, her defense of those whom she felt had been unfairly attacked because of their sex or political beliefs also cost her popularity.

By 1915, Jane Addams, having made Hull-House a permanent institution in spite of some opposition, began to concentrate on another social ill, war. Her efforts in that cause also brought harsh criticism and expulsion from the Daughters of the American Revolution after 1918, because of her pacifist activities during World War I. She continued her efforts in behalf of peace until 1934, when illness incapacitated her. On May 21, 1935, she died.

In addition to the legacy of Hull-House, Jane Addams authored a number of volumes that also reflected her spirit and ideas. Perhaps the best of them is Twenty Years at Hull-House (1910), which gives a valuable and interesting account of her work at the settlement house.

Between Miss Addams' death in 1935 and 1960, Hull-House had three directors: Adena Miller Rich, Charlotte Carr, and Russell W. Ballard. In 1963, the

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Hull-House association was forced to move its programs out of the Halsted Street neighborhood and now serves people from six settlement houses in different locations throughout Chicago and Bowen Country Club camp in the country.

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Boundary description and justification

The National Historic Landmark boundary has been drawn to include the two remaining structures of Jane Addams' settlement house, the Hull Mansion and the Dining Hall. The boundary also includes a covered walkway that connects the original Hull-House to the Dining Room, a brick service building, and a small attractively landscaped courtyard that exists between the two settlement buildings. The legal description locates the Jane Addams' Hull-House in lot 1 (approximately sub lot 8) in C. J. Hull's subdivision of east half block 11 in Canal Trustee's subdivision of the southeast quarter of Section 17, Township 39 North, Range 14 East. The landmark boundary forms a rectangle approximately 200 feet by 70 feet. The boundary along part of the north side, all of the east side, and part of the south side follows a spiked iron fence. The remainder of the boundaries follow the northern edge of a service street on the south, along a line approximately 0' 6" from the edge of the covered walkway on the west side, and along the southern edge of a sidewalk to the spiked iron fence on the north side.

The boundary for the Jane Addams' Hull-House begins at Point A, located approximately 30 feet in a direct line from the northeast corner of the Hull-House mansion at the northeast corner of the spiked iron fence. The boundary then extends due south along the fence for approximately 200 feet to Point B. Point B is the southeast most corner of the spiked iron fence. From Point B the boundary runs due west for approximately 70 feet, following the fence part of the way and the northern edge of the service street for the remainder of the southern boundary to Point C on the western edge of the covered walkway. From Point C the boundary turns due north for approximately 200 feet following a line approximately 0' 6" from the edge of the covered walkway to Point D. From Point D the boundary turns due east along the edge of the covered walkway and along the southern edge of a sidewalk to the spiked iron fence; thence along the fence to Point A and the beginning point of the boundary. The distance between Point A and Point D is approximately 70 feet.